

011.A

0001

0414.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

326,400 / 326,400

USE VALUE:

326,400 / 326,400

ASSESSED:

326,400 / 326,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 414

Owner 1: BRENTWOOD REALTY PARTNERS LLC	
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

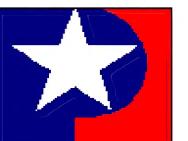
Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	326,400			326,400		149388
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17



## USER DEFINED

Prior Id # 1:	149388
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	16:47:40
LAST REV	
Date	Time
04/26/18	11:41:58
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014
2014	102	FV	163,700	0	.	.	163,700	163,700	Year End Roll	12/16/2013
2013	102	FV	163,700	0	.	.	163,700	163,700		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5	- 5 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front												
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor: 4	- 4th Floor												
Const Mod:				% Own:	0.903699994												
Lump Sum Adj:				Name:	16 - 6031												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD	Phys Cond: AV - Average			28. %	Exterior:				No Unit RMS BRS FL								
Prim Int Wall: 2	Functional:			%	Interior:				1 3 1 0								
Sec Int Wall:	Economic:			%	Additions:												
Partition: T	Special:			%	Kitchen:												
Prim Floors: 4	Override:			%	Baths:												
Sec Floors:				%	Plumbing:												
Bsmnt Flr:					Electric:												
Subfloor:					Heating:												
Bsmnt Gar:					General:												
Electric: 3	Total: 28.8 %				Totals												
Insulation: 2																	
Int vs Ext: S																	
Heat Fuel: 3																	
Heat Type: 6																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
<b>MOBILE HOME</b>				Make:	Model:			Serial #:	Year:			Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 011.A-0001-0414.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							